



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ४, अंक ४५]

गुरुवार ते बुधवार, डिसेंबर ६-१२, २०१८/अग्रहायण १५-२१, शके १९४०

[पृष्ठे २८, किंमत : रुपये ८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—अमरावती विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ अमरावती विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १७५.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २२ नोव्हेंबर २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.-

क्रमांक टिपीएस-२६१७-११८१-प्र.क्र.९८-नवि-३०-२०१७.—

ज्याअर्थी, चिखली शहराची सुधारित विकास योजना, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ अन्वये, नगरविकास विभागाची अधिसूचना क्र. टिपीएस-२६००-१०२-प्र.क्र.१८(बी) २०००/नवि-३०, दिनांक २५ सप्टेंबर, २००३ अन्वये मंजूर केली असून ती दिनांक १० नोव्हेंबर, २००३ पासून अंमलात आली आहे. (यापुढे “उक्त विकास योजना” असे संबोधले आहे);

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये मौ. चिखली, ता. चिखली, जि. बुलडाणा, येथील स.नं. ९३ मधील क्षेत्र ०.४८ हे. आर व ०.४४ हे. आर (यापुढे “उक्त जमीन” असे संबोधले आहे) जमीन अनुक्रमे “आ.क्र.२०-बगीचा” व “आ.क्र. २४ प्राथमिक शाळा व खेळाचे मैदान” या आरक्षणासाठी प्रस्तावित आहे (यापुढे “उक्त आरक्षणे” असे संबोधले आहे);

आणि ज्याअर्थी, चिखली नगरपरिषदेने महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम (१९६६ चा महा. ३७) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) ३७(१) मध्ये दिलेले वैधानिक पद्धती अनुसरून दि. २५-०७-२०१२ रोजी सर्वसाधारण सभेत ठराव क्र. १५ अन्वये उक्त विकास योजनेतील उक्त जमीन उक्त आरक्षणातून वगळून रहिवास विभागात समाविष्ट करणेबाबतचा फेरबदलाचा प्रस्ताव शासनाच्या मंजूरीसाठी सादर केलेला आहे. (यापुढे “प्रस्तावित फेरबदल” असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशी नंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल काही अटीवर मंजूर करावा असे राज्य शासनाचे मत झाले आहे;

आणि ज्याअर्थी, उक्त जमिनीच्या मालकांनी सन १०१८-१९ या वर्षातील बाजारमूल्य दर तक्ता नुसार येणा-या उक्त जमिनीच्या दराच्या एकूण रकमेच्या ५ टक्के दराने येणा-या अधिमूल्य रक्कमेपैकी शासनास देय असलेली अधिमूल्याची ५० टक्के रक्कम रुपये १६,२७,७५० नगर रचनाकार, बुलडाणा शाखा, बुलडाणा यांच्या लेखाशिर्षामध्ये दिनांक ०५-०९-२०१८ रोजीच्या चलनाने जमा केलेली आहे, आणि नियोजन प्राधिकरणास देय

असलेली ५० टक्के अधिमूल्याची रक्कम रुपये १६,२७,७५० मुख्याधिकारी, नगर परिषद, चिखली, जि. बुलडाणा दिनांक १२-०९-२०१८ रोजी जमा केलेली आहे;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ पोटकलम (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकाराचा वापर करून उक्त विकास योजनेतील उक्त फेरबदल प्रस्तावास शासन काही अटीवर मंजुरी देत आहे आणि त्यासाठी उपरोक्त दिनांक २५ सप्टेंबर, २००३ ची अधिसूचना सुधारित करण्यात येत आहे;

“ विकास योजना मंजुरीच्या अधिसूचनांच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे. ”

“ मौजे चिखली, ता. चिखली, जि. बुलडाणा येथील स.नं. ९३ मधील क्षेत्र ०.४८ हे. आर व ०.४४ हे. आर जमीन अनुक्रमे “ आ.क्र. २० बगीचा ” व “ आ.क्र. २४ प्राथमिक शाळा व खेळाचे मैदान ” या आरक्षणातून वगळून खालील अटीवर रहीवास विभागात समाविष्ट करण्यात येत आहे.”

अट क्र. १ :- मंजूर विकास नियंत्रण व प्रोत्साहन नियमावली प्रमाणे खुल्या जागव्यतिरिक्त आवश्यक ते सुविधा क्षेत्र प्रस्तावित करणे बंधनकारक राहिल.

अट क्र. २ :- फेरबदलाखालील क्षेत्रात पायाभूत सुविधा पुरविण्याची जबाबदारी जमीन मालक/विकासकाची राहिल.

अट क्र. ३ :- फेरबदलाखालील जमिनीत जर अभिन्यासात भूखंड पाडून विक्री करणे प्रस्तावित असेल तर अभिन्यासातील मुलभूत सुविधांचा विकास व भूखंड विक्रीसाठी खालीलप्रमाणे बंधन राहतील. मुख्याधिकारी, नगर परिषद, चिखली, जि. बुलडाणा सदर बाबींवर नियंत्रण ठेवावे.—

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| (अ) अभिन्यासात अंतीमत: मंजूर झाल्यानंतर | .. | एकूण २५ टक्के भूखंड विक्री अनुज्ञेय राहिल. |
| (ब) सुमारे ४० टक्के मुलभूत सुविधा पूर्ण झाल्यावर | .. | एकूण ५० टक्के भूखंड विक्री अनुज्ञेय राहिल. |
| (क) सुमारे ६० टक्के मुलभूत सुविधा पूर्ण झाल्यावर | .. | एकूण ७५ टक्के भूखंड विक्री अनुज्ञेय राहिल. |
| (ड) सुमारे ८० टक्के मुलभूत सुविधा पूर्ण झाल्यावर | .. | एकूण ९० टक्के भूखंड विक्री अनुज्ञेय राहिल. |
| (इ) सुमारे १०० टक्के मुलभूत सुविधा पूर्ण झाल्यावर | .. | एकूण १०० टक्के भूखंड विक्री अनुज्ञेय राहिल. |

तसेच जर अभिन्यासात समूह गृहबांधणी योजना विकसित करावयाची असेल तर, मुख्याधिकारी, नगर परिषद, चिखली, जि. बुलडाणा यांनी विहित केल्यानुसार सर्व मूलभूत सुविधा विकसित झाल्याशिवाय भोगवटा प्रमाणपत्र देण्यात येणार नाही.

अट क्र. ४ :- वरील अटींचे उल्लंघन झाल्यास रेखांकन व अकृषक परवानगी रद्द करण्यास पात्र राहिल.

उक्त फेरबदल दर्शविणा-या भाग नकाशाची प्रत मुख्याधिकारी, नगर परिषद, चिखली, जि. बुलडाणा यांच्या कार्यालयांत कार्यालयीन वेळेमध्ये नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी ठेवण्यात आली आहे.

सदरची अधिसूचना शासनाच्या www.maharashtra.gov.in कायदे व नियम या संकेत स्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

म. मो. पाटील,
अवर सचिव.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १७६.

URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai 400 032, Dated :- 22nd November 2018.

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.—

No. TPS-2617-1181-CR-98-UD-30-2017.—

Whereas, the Revised Development Plan of Chikhali City, Dist. Buldana has been sanctioned by the Government under Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”) vide Notification No. TPS-2600-102-CR-18(B)-UD-30, Dated 25th September, 2003 and has come into force with effect from the date 10th November, 2003 (hereinafter referred to as “the said Development Plan”);

And whereas, in the said Development Plan, land bearing Survey No. 93 of Mouje Chikhali, Tq. Chikhali & Dist. Buldana, is reserved for "Site No. 20-Garden" & Site No. 24-Primary School & Play Ground" (hereinafter referred to as "the said Site"), area admeasuring 0.48 Hect. & 0.44 Hect. respectively (hereinafter referred to as "the said Land");

And whereas, as per the provisions of Section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII) of 1966 (hereinafter referred to as "the said Act"), the Municipal Council, *vide* its General Body Resolution No. 15 dated 25th July, 2012 has resolved to make modification in the sanctioned Development Plan of Chikhali, so as to delete the said land from the said Site and to include the same in Residential Zone (hereinafter referred to as "the Proposed Modification") and accordingly submitted proposal to Government for final sanction;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of opinion that the proposed Modification should be sanctioned with certain conditions;

And whereas, the land owners of the said land deposited Rs. 16,27,750 towards the 50% Government share of 5% premium amount as per rate of said land as prescribed in the Annual Statement of Rates (ASR) for the year 2018-19 in the Government Treasury *vide* chalan Date 05-09-2018 through the Town Planner, Buldana Branch, Buldana and the remaining 50% of the 5% premium amount of Rs. 16,27,750 has been deposited with the Chikhali Municipal Council, Dist. Buldana *vide* chalan dt. 12-09-2018.

Now, therefore, in exercise of the powers conferred on it under sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposed Modification in the said Development Plan with certain conditions and for that purpose amends the above said Notification dated the 25th September, 2003 as follows :-

"In the Schedule of Modifications appended to the Notification sanctioning the said Development Plan, the following new entry shall be added after the last entry"

ENTRY

" The land bearing Survey No. 93 of Mouje Chikhali, Tq. Chikhali & Dist. Buldana, which are reserved for "Site No. 20-Garden" & "Site No. 24-Primary School & Play Ground" area admeasuring 0.48 Hect. and 0.44 Hect. respectively are deleted and land so released is included in Residential Zone, subject to following conditions."

Condition No. 1 :- In addition to open space it shall be mandatory to provide necessary amenity space required to be provided as per the sanctioned Development Control and Promotion Regulations.

Condition No. 2 :- It shall be the responsibility of the Land Owner/Developer to provide basic amenities in respect of the land under modification.

Condition No. 3 :- If the said land is proposed to be developed by way of plotted layout then sale of plots shall be monitored by the Chief Officer, Municipal Council, Chikhali in relation to development of civic amenities as per the stages given below :-

- | | | | |
|-----|---|----|---|
| i | After final approval of layout | .. | sale of 25% of total plots shall be permissible. |
| ii | After completion of 40 % of civic amenities | .. | sale of 50% of total plots shall be permissible. |
| iii | After completion of 60% of civic amenities | .. | sale of 75% of total plots shall be permissible. |
| iv | After completion of 80% of civic amenities | .. | sale of 90% of total plots shall be permissible. |
| v | After completion of 100% of civic amenities | .. | sale of 100% of total plots shall be permissible. |

If Group Housing Scheme is proposed in the layout, then the occupancy certificate shall not be given unless civic amenities specified by the Chief Officer, Municipal Council, Chikhali, are fully developed.

Condition No. 4 :- In case of non-compliance of above conditions, Layout Approval and Non-Agricultural permission shall be liable to be cancelled.

A copy of the part plan showing the aforesaid sanctioned modification shall be available in the office of the Chief Officer, Municipal Council, Chikhali during office hours on all working days for inspection of public for a period of one month.

This Notification shall also be available on the Govt. website www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

M.M. PATIL,
Under Secretary.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १७७.

नगर विकास विभाग

मंत्रालय मुंबई-४०० ०३२, दिनांक ०३ डिसेंबर २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.—

क्रमांक टिपीएस-२५१८-१३९२-प्र.क्र.११८-नवि-३०-२०१८.—

ज्याअर्थी, अकोट नगरपरिषद, जिल्हा अकोला (यापुढे “उक्त नियोजन प्राधिकरण”, म्हणून संबोधलेले आहे.) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे उक्त अधिनियम, असा उल्लेख करणेत आलेला आहे.) चे कलम २३ सह. कलम ३८ अन्वयेच्या तरतुदीनुसार ठराव क्र. ६२, दिनांक ०९-०६-२०१४ अन्वये त्यांच्या कार्यक्षेत्राचा प्रारूप विकास आराखडा (यापुढे “उक्त विकास योजना” असा उल्लेख करणेत आला आहे.) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीत दिनांक १८ सप्टेंबर, २०१४ मध्ये प्रकाशित झाली आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरण उक्त अधिनियमाच्या कलम २५ अन्वये तीच्या कार्यक्षेत्रातील जमिनीचे विहित मुदतीत सर्वेक्षण करण्यास असमर्थ ठरल्याने, उर्वरित वैधानिक कार्यवाही पूर्ण करून उक्त विकास योजना तयार करून उक्त अधिनियमाचे कलम २६(१) अन्वये प्रसिध्दी करण्यासाठी सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती यांनी दि. २८-०९-२०१६ रोजीचे आदेश क्र. १२९९ अन्वये उक्त अधिनियमाचे कलम २१(४)(क) अन्वये सहाय्यक संचालक, नगर रचना, अकोला शाखा, अकोला यांची अधिकारी म्हणून नियुक्ती केलेली आहे (यापुढे “उक्त नियुक्त अधिकारी” असा उल्लेख करणेत आला आहे.);

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांनी उक्त अधिनियमाच्या कलम २५ अन्वये उक्त नियोजन प्राधिकरण यांच्या कार्यक्षेत्रातील जमिनीचे सर्वेक्षण करून, उक्त विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभाग, अमरावती भाग-१, पुरवणीमध्ये दि. २२ ते २८ डिसेंबर, २०१६ रोजी पृष्ठ क्र. ५ ते ७ वर प्रसिध्द झाली आहे;

आणि ज्याअर्थी, सदरहू प्रसिध्द झालेल्या उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८(२) नुसार स्थापन केलेल्या नियोजन समितीच्या सदस्यांनी त्यांचा अहवाल नियुक्त अधिकारी यांच्याकडे दिनांक ०६-०४-२०१७ रोजी सादर केला आहे;

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांनी उक्त विकास योजना उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, पुणे विभाग, पुणे भाग-१ पुरवणीमध्ये दिनांक १५ ते २१ जून २०१७ रोजी पृष्ठ क्र. ४ ते ६ वर प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३० मधील उपकलम १ मधील तरतुदीनुसार उक्त नियुक्त अधिकारी यांनी उक्त विकास योजना शासनास मंजुरीस्तव पत्र क्र. ११९४, दिनांक ३१-१०-२०१७ अन्वये सादर केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार उक्त विकास योजनेबाबत आवश्यक त्या चौकशीनंतर तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेऊन उक्त विकास योजना सोबत जोडलेल्या परिशिष्ट-अ (SM-1, SM-2 इ.) मधील बदलासह भागशः मंजूर करणे आणि सूचना क्र. टिपीएस-२५१८-१३९२-प्र.क्र.११८-१८-ईपी प्रसिध्दी-नवि-३०, दिनांक ०३-१२-२०१८ सोबतच्या परिशिष्ट-ब मधील (EP-1, EP-2 इ.) सारभूत बदल वगळणे आवश्यक झाले आहे;

त्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तसेच या अनुषंगीक शासनास असलेल्या शक्तीचा वापर करून शासन खालीलप्रमाणे आदेश पारीत करित आहे :-

- (अ) उक्त अधिनियमाच्या कलम ३१(१) नुसार उक्त विकास योजनेच्या मंजूरीसाठी दिनांक ०५-०५-२०१८ पासून अधिसूचनेच्या दिनांकापर्यंत मुदतवाढ मंजूर करणेत येत आहे.
- (ब) अकोट नगरपरिषदेच्या प्रारूप विकास योजनेस सोबतच्या परिशिष्ट-अ मधील बदलासह मंजूरी देणेत येत आहे व यावेळी सूचना क्र.टिपीएस-२५१८-१३९२-प्र.क्र.११८-१८-ईपी प्रसिध्दी-नवि-३०, दिनांक ०३-१२-२०१८ सोबतच्या परिशिष्ट-ब मधील सारभूत बदल वगळणेत येत आहेत.
- (क) अकोट नगरपरिषदेची उक्त भागशः मंजूर विकास योजना सदर अधिसूचना शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येईल.
- (१) उपरोक्त नमूद भागशः मंजूर अंतिम विकास योजना अकोट जनतेच्या अवलोकनार्थ कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत अकोट नगरपरिषदेच्या कार्यालयात सदर विकास योजना अंमलात आल्याच्या दिनांकापासून एक महिन्यापर्यंत उपलब्ध करणेत येत आहे.
- (२) सोबतच्या परिशिष्ट-अ व परिशिष्ट-ब मध्ये नमूद नसलेली आरक्षणे, निदर्शने उक्त विकास योजनेत दर्शविण्यात आलेल्या प्रयोजनासाठी मंजूर करण्यात आलेली आहेत.
- (३) विकास योजना अहवालात नमूद केलेले आरक्षणाचे क्षेत्र अंदाजे असून, अंतिम विकास योजनेत दर्शविलेल्या आरक्षणाच्या हद्दीनुसार जागेवर प्रत्यक्ष मोजणीनुसार अंतिम राहील.
- (४) खाजगी मालकीच्या/भाडे तत्वावरील जागेवर विकास योजनेत दर्शविलेला अस्तित्वातील सार्वजनिक/निमसार्वजनिक वापर बंद झाल्यानंतर किंवा विकास योजनेत आरेखक चुकीमुळे सार्वजनिक/निमसार्वजनिक वापर दर्शविला असल्यास सदर विभागीय सहसंचालक, नगर रचना, यांच्या पूर्व संमतीने विकास योजनेतील लगतचा वापर अनुज्ञेय राहिल.
- (५) आरेखनातील चुका जागेवरील प्रत्यक्ष परिस्थितीनुसार अथवा नगर भूमापन अभिलेखानुसार, मंजूर रेखांकनानुसार पडताळणी करून, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पूर्व परवानगीने मुख्याधिकारी, अकोट नगरपरिषद दुरुस्त करू शकतील.
- (६) मंजूर रेखांकनातील खूल्या जागा ह्या मंजूर विकास योजनेत विद्यमान खूल्या जागा म्हणून (हिरव्या रंगात) दर्शविल्या असतील तर त्या रेखांकन सुधारित करतेवेळी बदलता येतील व अशा खूल्या जागा सुधारित रेखांकन मंजूर करतेवेळी अन्य ठिकाणी प्रस्तावित केलेल्या असल्यास, अशा विद्यमान खूल्या जागाखालील क्षेत्र रहिवास क्षेत्र म्हणून ग्राह्य धरण्यात येईल.
- (७) पुर्वीच्या मंजूर विकास योजनेतील आरक्षणांच्या बाबत महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम-१२७ अन्वये दिलेल्या नोटीसीच्या अनुषंगाने अथवा अशा नोटीसीच्या संदर्भात मा. उच्च न्यायालय/सर्वोच्च न्यायालयाचे आदेशानुसार सदर आरक्षणे व्यपगत झालेली असल्यास अशी आरक्षणे सदर नोटीसीमध्ये नमूद क्षेत्रापूरती सुधारित विकास योजनेत व्यपगत झाल्याचे समजणेत येईल.

SCHEDULE -A

Modifications Sanctioned by the Government in respect of part final Development Plan of Akot, [Original limit (Second Revision) + extended area (Revised)], Dist. Akola.

| Sr. No. | Modifi- cation No. | Site No./ Location | Proposal as per Develop- Plan publish- ed u/s 26 of the M.R.& T.P. Act, 1966 | Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M.R. & T.P. Act, 1966 | Modification sanctioned by the Government u/s 31(1) of the M.R.&T.P. Act, 1966 |
|---------|--------------------|---|--|--|---|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | SM-1 | Site No. 8- Play Ground S. No. 43, 685 Mouje Akot | Site No. 8-play Ground | Site No. 8-play Ground is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 8-play Ground is reinstated as per the plan published u/s 26 of the M.R.T.P. Act, 1966 as shown on plan. |

SCHEDULE-A-Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-------|--|---|--|--|
| 2 | SM-2 | Site No. 12 High School & Play Ground S.No. 29, 30, 35, 39 Mouje-Akot | Site No. 12 High School & Play Ground | Site No. 12-High School & Play Ground is to be Partly deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 12-High School & Play Ground is reinstated as per the plan published u/s 26 of the M.R.T.P. Act, 1966 as shown on plan. |
| 3 | SM-3 | S.No. 39, Mouje Akot | S. No.39 | Site No. 39 of Mouje Akot is to be deleted and to be corrected as S.No. 31. | Site No. 39 of Mouje Akot is deleted and corrected as S. No. 31. |
| 4 | SM-4 | Public Semi-Public Zone S.No. 29/3, Mouje Akot | Public Semi-Public Zone | 0.31 Hect. land is to be deleted from Public Semi-Public Zone and land so released is to be included in Residential Zone as shown on plan. | 0.31 Hect. land is deleted from Public Semi-Public Zone and land so released is included in Residential Zone as shown on plan. |
| 5 | SM-5 | Public Semi-Public Zone S.No. 28/2, Mouje-Akot | Public Semi-Public Zone | 0.03 Hect. land is to be deleted from Public Semi-Public Zone and land so released is to be included in Residential Zone as shown on plan. | 0.03 Hect. land is deleted from Public Semi-Public Zone and land so released is included in Residential zone as shown on plan. |
| 6 | SM-6 | Site No. 36-Play Ground S. No. 273, 283, Mouje-Akot. | Site No. 36-Play Ground | Site No. 36-Play Ground is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 36-Play Ground is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 7 | SM-7 | Site No. 38-Primary School & Play Ground S. No. 315, 316, Mouje-Akot. | Site No. 38-Primary School & Play Ground | Site No. 38-Primary School & Play Ground is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 38-Primary School & Play Ground is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 8 | SM-8 | Site No. 58-A Garden S.No. 644, 646, 647 Mouje-Akot. | Site No. 58-A Garden | Site No. 58A-Garden is to be deleted partly from S. No. 644(p), 646/1, 646/2 and land so released is to be included in Residential Zone as shown on plan. | Site No. 58A-Garden is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 9 | SM-9 | Existing Petrol Pump S. No. 14, Plot No. 4/2 Mouje-Akot. | Existing Petrol Pump | Existing Petrol Pump is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Existing Petrol Pump is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 10 | SM-10 | 15.0 Mtr. Wide Road Site No. 64, Town Level Park Site No. 28, 29 Mouje-Kemlapur. | 15.0 Mtr. Wide Road Site. No. 64, Town Level Park | 15.0 Mtr. Wide Road and Site No. 64 Town Level Park are to be deleted partly and land so released are to be included in Residential Zone as shown on plan. | 15.0 Mtr. Wide Road and Site No. 64 Town Level Park are reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |

SCHEDULE-A-Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-------|--|--|--|--|
| 11 | SM-11 | 15.0 Mtr. Wide Road Site. No. 651/1 Mouje-Akot. | 15.0 Mtr Wide Road. | 15.0 Mtr. Wide Road is to be deleted and land so released is to be included in Residential Zone as shown on plan. | 15.0 Mtr. Wide Road is deleted and land so released is included in Residential Zone as shown on plan. |
| 12 | SM-12 | Site No. 67 Primary School & Play Ground S. No. 21, 18 Mouje Kemplapur Site No. 66 High School & Play Ground Site No. 139, Mouje-Khanapur. | Site No. 67 Primary School & Play Ground Site No. 66-High School & Play Ground | Site No. 67-Primary School & Play Ground and Site No. 66 High School & Play Ground are to be deleted partly and land so released is to be included in Residential zone as shown on plan. | Site No. 67-Primary School & Play Ground and Site No. 66 High School & Play Ground is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 13 | SM-13 | Site No. 69 Garden Site No. 15, Mouje-Kemplapur Site No. 125, Mouje-Khanapur. | Site No. 69 Garden | Site No. 69-Garden is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 69-Garden is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |

सदरची सूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in /कायदे व नियम या संकेतस्थळावर उपलब्ध केलेली आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

म. मो. पाटील,
अवर सचिव.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १७८.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Date 03 December 2018.

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.—

No. TPS-2518-1392-CR-118-UD-30-2018.—

Whereas, the Akot Municipal Council (Dist. Akola) (hereinafter referred to as “the said Planning Authority”) being the Planning Authority within its jurisdiction *vide* its Resolution No. 62, dated 09th June, 2014 declared its intention under Section 23, read with Section 38 of the Maharashtra Regional & Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) to prepare Draft Development Plan for the area within the limits of the Akot Municipal Council (hereinafter referred to as “the said Development Plan”) and notice of such declaration was published in the Maharashtra Government Gazette, Amravati Divisional Supplement dated the 18th September, 2014 ;

And whereas, the Joint Director of Town Planning, Amravati Division, Amravati *vide* Order No. 1299, dated 28th September, 2016 appointed the Assistant Director of Town Planning, Akola Branch, Akola (hereinafter referred to as “ said Officer ”) Under Section 21(4)(C) of the said Act, to complete the

legal procedure required under said Act and to prepare the Draft Development Plan and publish it under sub-section (1) of Section 26 of the said Act, as the Planning Authority failed to carry out survey of the entire land within its jurisdiction as required under Section 25 of the said Act within stipulated time limit. ;

And whereas, the said Officer after carrying out survey of the entire land within the jurisdiction of the said Planning Authority as required under Section 25 of the said Act, published a notice in *Official Gazette*, dated the 22 to 28 December, 2016 on page No. 5 to 7 for inviting objections or suggestions to the Draft Development Plan of Akot, prepared by it under sub-section (1) of Section 26 of the said Act;

And whereas, after considering the suggestions and objections received on the said Development Plan, the Planning Committee, set up under Section 28(2) of the said Act has submitted its report to the said Officer on date 06-04-2017 ;

And whereas, “ the said Officer ” published the said Development Plan so modified for information of the public under sub-section (4) of Section 28 of the said Act by a notice published in the Maharashtra Government Gazette, Pune Divisional Supplement, dated 21 to 27th July 2016 on page Nos. 1 to 5;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Officer has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. 1194, dated the 31st October, 2017;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has decided to sanction part of the said Development Plan with modifications shown in SCHEDULE-A (as SM-1, SM-2, etc.), excluding the substantial modifications shown in SCHEDULE-B (as EP-1, EP-2, etc.) appended with Notice No. TPS-2518-1392-CR-118-2018-EP Publish-UD-30, Date 03 December 2018.

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

(a) Extends the period prescribed under Section 31(1) of the said Act, for sanctioning the said Development Plan from date 05 May 2018 up to and inclusive of the date of this Notification.

(b) Sanctions the said draft Development Plan for Akot Municipal Council along with modifications as specified in Schedule of Modifications namely SCHEDULE-A appended hereto, excluding the proposals under substantial modifications as specified in SCHEDULE-B appended with Notice No. TPS-2518-1392-CR-118-2018-EP-Publish-UD-30, dt. 03 December 2018.

(c) The date after 30 days of publication of this Notification in the *Official Gazette* will be the date on which the said Sanctioned Development Plan (partly), called the Final Development Plan of Akot Municipal Council shall come into force.

(1) The aforesaid Part Final Development Plan of Akot sanctioned by the State Government shall be kept open for inspection by the public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Akot Municipal Council, Dist. Akola.

(2) The reservations / allocations / designations which do not appear in the Schedule-A and Schedule-B appended hereto, are hereby sanctioned for the respective purposes as designated in the Development Plan.

(3) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

(4) On cease of Existing Public/Semi-Public use shown in the Development Plan on the private lands / rented premises or the Public Semi-Public Zone which had been shown inadvertently due to draftsman error, the use as per adjoining major land use zone shall be permitted with prior approval of Divisional Joint Director of Town Planning.

(5) Draftsman's errors which are required to be corrected as per actual situation on site or as per survey records, sanctioned layout, etc., shall be corrected by the Cheif Officer, Akot Municipal Council, Dist. Akola after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

(6) Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on Development Plan are subject to changes if respective layouts are revised. If the layout is revised and if open space is shown elsewhere in Residential Zone, then the existing open space in the layout as shown on the Development Plan be treated as Residential Zone.

(7) Reservation lapsed under 127 of the Act-If any reservation in the earlier sanctioned Development Plan is lapsed in pursuance of notice under Section 127 of the MRTP Act, 1966 or as directed by the Hon'ble High Court / Supreme Court in respect of such notice, then the corresponding reservation shall stand lapsed in the revised Development Plan to the extent of area covered in the said notice.

SCHEDULE -A

Modifications Sanctioned by the Government in respect of part final Development Plan of Akot, [Original limit (Second Revision) + extended area (Revised)], Dist. Akola.

| Sr. No. | Modification No. | Site No./ Location | Proposal as per Development Plan published u/s 26 of the M.R.& T.P. Act, 1966 | Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M.R. & T.P. Act, 1966 | Modification sanctioned by the Government u/s 31(I) of the M.R.& T.P. Act, 1966 |
|---------|------------------|---|---|---|--|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | SM-1 | Site No. 8 Play Ground S.No. 43, 685 Mouje Akot | Site No. 8 Play Ground | Site No. 8 Play Ground is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 8 Play Ground is reinstated as per the plan published u/s 26 of the M.R.T.P. Act, 1966 as shown on plan. |
| 2 | SM-2 | Site No. 12 High School & Play Ground S.No. 29, 30, 35, 39 Mouje-Akot | Site No. 12 High School & Play Ground | Site No. 12-High School & Play Ground is to be partly deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 12-High School & Play Ground is reinstated as per the plan published u/s 26 of the M.R.T.P. Act, 1966 as shown on plan. |
| 3 | SM-3 | S.No. 39, Mouje Akot | S. No.39 | Site No. 39 of Mouje Akot is to be deleted and to be corrected as S.No. 31. | Site No. 39 of Mouje Akot is deleted and corrected as S. No. 31. |
| 4 | SM-4 | Public Semi-Public Zone S.No. 29/3, Mouje Akot | Public Semi-Public Zone | 0.31 Hect . land is to be deleted from Public Semi-Public Zone and land so released is to be included in Residential Zone as shown on plan. | 0.31 Hect. land is deleted from Public Semi-Public Zone and land so released is included in Residential Zone as shown on plan. |
| 5 | SM-5 | Public Semi-Public Zone S.No. 28/2, Mouje-Akot | Public Semi-Public Zone | 0.03 Hect. land is to be deleted from Public Semi-Public Zone and land so released is to be included in Residential Zone as shown on plan. | 0.03 Hect. land is deleted from Public Semi-Public Zone and land so released is included in Residential Zone as shown on plan. |
| 6 | SM-6 | Site No. 36-Play Ground S. No. 273, 283, Mouje-Akot. | Site No. 36-Play Ground | Site No. 36-Play Ground is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 36-Play Ground is reinstated as per the plan published u/s 26 of the M.R.T.P. Act, 1966 as shown on plan. |

SCHEDULE-A-Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-------|--|--|--|--|
| 7 | SM-7 | Site No. 38-Primary School & Play Ground S. No. 315, 316, Mouje-Akot. | Site No. 38-Primary School & Play Ground | Site No. 38-Primary School & Play Ground is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 38-Primary School & Play Ground is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 8 | SM-8 | Site No. 58-A Garden S. No. 644, 646, 647 Mouje-Akot. | Site No. 58-A Garden | Site No. 58-A-Garden is to be deleted partly from S. No. 644(p), 646/1, 646/2 and land so released is to be included in Residential Zone as shown on plan. | Site No. 58-A-Garden is reinstated as per the plan published u/s 26 of the M.R.T.P. Act, 1966 as shown on plan. |
| 9 | SM-9 | Existing Petrol Pump S. No. 14, Plot No. 4/2 Mouje-Akot. | Existing Petrol Pump | Existing Petrol Pump is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Existing Petrol Pump is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 10 | SM-10 | 15.0 Mtr. Wide Road Site No. 64, Town Level Park Site No. 28, 29 Mouje-Kemlapur. | 15.0 Mtr. Wide Road Site. No. 64, Town Level Park | 15.0 Mtr. Wide Road and Site No. 64 Town Level Park are to be deleted partly and land so released are to be included in Residential Zone as shown on plan. | 15.0 Mtr. Wide Road and Site No. 64 Town Level Park are reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 11 | SM-11 | 15.0 Mtr. Wide Road Site. No. 651/1 Mouje-Akot. | 15.0 Mtr Wide Road. | 15.0 Mtr. Wide Road is to be deleted and land so released is to be included in Residential Zone as shown on plan | 15.0 Mtr. Wide Road is deleted and land so released is included in Residential Zone as shown on plan |
| 12 | SM-12 | Site No. 67 Primary School & Play Ground S. No. 21, 18 Mouje Kemlapur Site No. 66 High School & Play Ground Site No. 139 Mouje-Khanapur. | Site No. 67 Primary School & Play Ground Site No. 66-High School & Play Ground | Site No. 67-Primary School & Play Ground and Site No. 66 High School & Play Ground are to be deleted partly and land so released is to be included in Residential Zone as shown on plan. | Site No. 67-Primary School & Play Ground and Site No. 66 High School & Play Ground is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |
| 13 | SM-13 | Site No. 69 Garden Site No. 15, Mouje-Kemlapur Site No. 125, Mouje-Khanapur. | Site No. 69 Garden | Site No. 69-Garden is to be deleted and land so released is to be included in Residential Zone as shown on plan. | Site No. 69-Garden is reinstated as per the plan published u/s 26 of the M. R. T. P. Act, 1966 as shown on plan. |

This Notification shall also be made available on the Govt. website www.maharashtra.gov.in (Acts/Rules)

By order and in the name of the Governor of Maharashtra,

M.M. PATIL,
Under Secretary.

भाग १-अ (अ. वि. पु) म. शा. रा., अ. क्र. १७९.

नगर विकास विभाग

मंत्रालय, मुंबई-४०००३२, दिनांक ३ डिसेंबर २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्र. टिपीएस-२५१८-१३९२-प्र.क्र. ११८-ई.पी-प्रसिध्दी-नवि-३०-२०१८.—

ज्याअर्थी, अकोट नगरपरिषद, जिल्हा अकोला (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधले आहे) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असा उल्लेख करणेत आलेला आहे.) चे कलम २३ सह कलम ३८ अन्वयेच्या तरतुदीनुसार ठराव क्र. ६२, दिनांक ९ जून २०१४ अन्वये त्यांच्या कार्यक्षेत्राच्या प्रारूप विकास आराखडा (यापुढे “उक्त विकास योजना” असा उल्लेख करणेत आला आहे.) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीत दिनांक १८ सप्टेंबर, २०१४ मध्ये प्रकाशित झाली आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरण उक्त अधिनियमाच्या कलम २५ अन्वये तीच्या कार्यक्षेत्रातील जमीनीचे विहित मुदतीत सर्वेक्षण करण्यास असमर्थ ठरल्याने, उर्वरित वैधानिक कार्यवाही पूर्ण करून उक्त विकास योजना तयार करून उक्त अधिनियमाचे कलम २६(१) अन्वये प्रसिध्दी करण्यासाठी सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती यांनी दिनांक २८ सप्टेंबर, २०१६ रोजीचे आदेश क्र. १२९९ अन्वये उक्त अधिनियमाचे कलम २१(४)(क) अन्वये सहाय्यक संचालक, नगर रचना अकोला शाखा, अकोला यांची अधिकारी म्हणून नियुक्ती केलेली आहे (यापुढे “उक्त नियुक्त अधिकारी” असा उल्लेख करणेत आला आहे.)

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांनी उक्त अधिनियमाच्या कलम २५ अन्वये उक्त नियोजन प्राधिकरण यांच्या कार्यक्षेत्रातील जमीनीचे सर्वेक्षण करून, उक्त विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभाग, अमरावती भाग-१ पुरवणीमध्ये दिनांक २२ ते २८ डिसेंबर, २०१६ रोजी पृष्ठ क्र. ५ ते ७ वर प्रसिध्द झाली आहे;

आणि ज्याअर्थी, सदरहू प्रसिध्द झालेल्या उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८(२) नुसार स्थापन केलेल्या नियोजन समितीच्या सदस्यांनी त्यांचा अहवाल उक्त नियुक्त अधिकारी यांच्याकडे दिनांक ६ एप्रिल २०१७ रोजी सादर केला आहे;

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांनी उक्त विकास योजना उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, पुणे विभाग, पुणे भाग-१ पुरवणीमध्ये दिनांक १५ ते २१ जून, २०१७ रोजी पृष्ठ क्र. ४ ते ६ वर प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम १ मधील तरतुदीनुसार उक्त नियुक्त अधिकारी यांनी उक्त विकास योजना शासनास मंजूरीस्तव पत्र क्र. ११९४, दिनांक ३१ ऑक्टोबर, २०१७ अन्वये सादर केली आहे.

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार शासनाने उक्त भागशः विकास योजनेस अधिसूचना क्र. टिपीएस-२५१८-१३९२-प्र.क्र. ११८-३०-नवि, २०१८ दिनांक ३ डिसेंबर, २०१८ अन्वये परिशिष्ट “अ” मधील बदलासह भागशः मंजूरी दिलेली आहे व त्यावेळी सोबतच्या परिशिष्ट “ब” मधील सारभूत फेरबदल उक्त विकास योजनेतून वगळले आहेत;

आणि ज्याअर्थी, उक्त परिशिष्ट “ब” मधील सारभूत फेरबदल उक्त मंजूर विकास योजनेतून वगळले असून सदर वगळलेले सारभूत फेरबदल विकास योजना नकाशावर गुलाबी रंगाने (EP-1, EP-2,..... इ.) दर्शविलेले आहेत;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तसेच या अनुषंगीक शासनास असलेल्या शक्तींचा वापर करून शासन खालीलप्रमाणे आदेश पारीत करीत आहे;

(अ) सोबत जोडलेल्या तक्ता-ब मधील सारभूत फेरबदलाबाबत उक्त सूचना राजपत्रात प्रसिध्द झालेल्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना/हरकती मागविण्यात येत आहेत.

(ब) सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती यांची उक्त अधिनियमाच्या कलम ३१(२) अन्वये उपरोक्त “अ” मध्ये नमूद जनतेच्या विहीत मुदतीत प्राप्त हरकती/सूचनांबाबत सुनावणी देणेसाठी व त्याबाबतचा अहवाल शासन पुढील कार्यवाहीसाठी सादर करणेसाठी नियुक्ती करण्यात येत आहे.

(२) सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती, निलगीरी, डॉ. अग्रवाल इमारत, विजय कॉलोनी, कॉंग्रेस नगर रोड, अमरावती ४४४६०६ यांनी ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झालेल्या दिनांकापासून ३० दिवसांच्या विहीत कालमर्यादेत सोबतच्या तक्ता-ब मधील सारभूत फेरबदलानुषंगाने प्राप्त होणा-या हरकती/सूचना विचारात घ्याव्यात.

(३) सदर सूचना सोबतच्या तक्ता-ब सह आणि नियोजित सारभूत बदल दर्शविणारा नकाशा जनतेच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करणेत येत आहे.

(१) सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती

(२) सहाय्यक संचालक, नगर रचना, अकोला शाखा, अकोला

(३) मुख्याधिकारी, अकोट नगरपरिषद, जि. अकोला

SCHEDULE-B

Substantial Modifications Republished By The Government In The Respect Of Development Plan, Akot [Original Limit (Second Revision)+Extended Area (Revised)] Dist. Akola.

| Sr. No. | Excluded Part | Site No./ Location | Proposal as per Development Plan published u/s 26 of the M. R. & T. P. Act 1966 | Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M. R. & T. P. Act, 1966 | Proposal as approved by the Government u/s 31(1) of the M.R. & T.P. Act, 1966 |
|---------|---------------|--|---|---|--|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | EP-1 | Site No. 59-Primary School & Play Ground S. No. 653, 655 Mouje Akot. | Site No. 59-Primary School & Play Ground | Site No. 59-Primary School & Play Ground | The land bearing S. No. 653 (pt.) is proposed to be deleted from Site No. 59-Primary School & Play Ground and included in Residential Zone as shown on plan. |
| 2 | EP-2 | Site No. 60-High School & Play Ground S. No.27, 652, 655 Mouje Akot. | Site No. 60-High School & Play Ground | Site No. 60-High School & Play Ground | The land bearing S. No. 652 (pt.) is proposed to be deleted from Site No. 60-High School & Play Ground and included in Residential Zone as shown on plan. |

SCHEDULE B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|---------------------|--|---|---|---|
| 3 | EP-3 (M-6 & M-7) | Site No. 13-Primary School & Play Ground Site No. 14-Play Ground S. No. 23/2, 23/4, 70/1A, mouje Akot. | Site No. 13-Primary School & Play Ground Site No. 14-Play Ground | Site No. 13-Primary School & Play Ground and Site No. 14-Play Ground are proposed to be deleted and the land so released is proposed to be included in Residential Zone as shown on plan. | Site No. 13-Primary School & Play Ground and Site No. 14-Play Ground are proposed to be delete partly and the land to released is proposed to be included in Residential Zone as shown on plan. Remaining land under Site No. 13 Primary School & Play Ground and Site No. 14-Play Ground are Re-arranged and Re-designated as Site Np. 13-Primary School & Play Ground as shown on plan. |
| 4 | EP-4 | Retail Entertainment Zone S. No. 31, 32, 143, 160, 161, Mouje Khanapur. | Retail Entertainment Zone | Retail Entertainment Zone | The land bearing S. No. 143/1D is proposed to be deleted from Retail Entertainment Zone and included in Residential Zone as shown on plan. Retail Entertainment Zone is proposed to be deleted partly from S. No. 31 & 32 and the land so released are proposed to be reserved as New Site No. 73-Parking as shown on plan. |
| 5 | EP-5 | Site No. 56-Play Ground Site No. 57-Primary School & Play Ground S. No. 616, 617, 618 Mouje Akot. | Site No. 56-Play Ground Site No. 57-Primary School & Play Ground | Site No. 56-Play Ground Site No. 57-Primary School & Play Ground | The land bearing S. No. 618/4 is proposed to be deleted from Site No. 56-Play Ground & Site 57-Primary School & Play Ground and included in Residential Zone as shown on plan. Remaining land under Site No. 56-Play Ground and Site No. 57-Primary School & Play Ground are Re-arranged as shown on plan and Site No. 56-Play Ground is Re-designated as Site No. 56-Children Play Ground as shown on plan. |
| 6 | EP-6 | Site No. 24-Garden S. No. 129 Mouje Akot. | Site No. 24-Garden | Site No. 24-Garden | The land bearing S. No. 129/1 is proposed to be deleted from Site No. 24-Garden and included in Residential Zone as shown on plan. |
| 7 | EP-7 | Residential Zone S. No. 26 Mouje Akot. | Residential Zone | Residential Zone | A new Reservation of Play Ground as Site No. 74 is proposed on land bearing S. No. 26 (pt.) as shown on plan. |

SCHEDULE-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----------------|---|------------------------|--|---|
| 8 | EP-8 | Residential Zone S. No. 37 Mouje Kemlapur | Residential Zone | Residential Zone | A new Reservation of High School & Play Ground as Site No. 75 is proposed on land bearing S. No. 37 (pt.) as shown on plan. |
| 9 | EP-9 | Residential Zone S. No. 145 Mouje Kemlapur | Residential Zone | Residential Zone | The land bearing S. No. 145 (pt.) is proposed to be deleted from Residential Zone and included in Retail Entertainment Zone as shown on plan. |
| 10 | EP-10 | Residential Zone S. No. 627 Mouje Akot. | Residential Zone | Residential Zone | A new Reservation of Parking as Site No. 76 is proposed on land bearing S. No. 627 (pt.) as shown on plan. |
| 11 | EP-11 | Residential Zone S. No. 34 & 604 Mouje Akot | Residential Zone | Residential Zone | A new Reservation of Sports Complex as Site No. 77 is proposed on land bearing S. No. 34 (pt.) & 604 (pt.) as shown on plan. |
| 12 | EP-12 | Residential Zone S. Nos. 213, 215, 219, 221, 223, 225, 266, 267, 342, 343, 344, 346 & 347 Mouje Akot. | Residential Zone | Residential Zone | The land bearing S. Nos. 213, 215, 219, 221, 223, 225, 266, 267, 342, 343, 344, 346 & 347 are proposed to be deleted from Residential Zone and included in Agricultural Zone as shown on plan. |
| 13 | EP-13 (M-10) | Site No. 43A- MHADA S. Nos. 342, 343, 344 Mouje Akot. | Site No. 43A- MHADA | Site No. 43A-MHADA is to be deleted partly from S. Nos. 342, 343, 344 and the land so released is to be included in Residential Zone as shown on plan. | The land bearing S. Nos. 342, 343 & 344 is proposed to be deleted from Site No. 43A-MHADA and included in Residential Zone as shown on plan. |
| 14 | EP-14 | New | . . | . . | In Development Control and Promotion Regulation 2013, Regulation No. 11.3 Construction within blue and red flood line is proposed to be included as follows.— Construction within blue and red flood line (Prohibitive line & Restrictive line). |

SCHEDULE-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----|-----|-----|-----|---|
| | | | | | <p>(i) Area between the river Nalla bank and blue flood (Prohibitive line) line (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market with otta type construction, garden, open space, cremation and burial ground, public toilet or like uses, provided the land is feasible for such development. Provided further that redevelopment of the existing authorized properties within river bank and blue flood line, may be permitted at a height of 0.45 m. above red flood line level subject to N.O.C. from Irrigation Department.</p> <p>(ii) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above the red flood (Restrictive line) line level.</p> <p>(iii) If the area between the river /Nalla bank and blue flood line or red flood line forms the part of the entire plot in developable zone <i>i.e.</i> residential, commercial, public-semi-public, industrial, then, FSI of this part of land may be allowed to be utilized on remaining land.</p> <p>(iv) The blue and red flood line shown on the development plan shall stand modified as and when it is modified by the Irrigation Department for a stretch of water course. In such case it will be necessary to issue order to that effect by the Chief Officer in consultation with Irrigation Department.</p> |

SCHEDULE-B—*Contd.*

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-------|-----|-----|-----|--|
| 15 | EP-15 | NEW | .. | .. | <p>In Development Control and Promotion Regulations, 2013 Regulation No. 22.5 A-GREEN BELT is proposed to be included in Regulation No. 22.5 for land use Classification as follows.—</p> <p>22.5. A GREEN BELT:—</p> <p>Following uses shall be permissible.</p> <p>(i) Agriculture,</p> <p>(ii) Tree Plntation, Gardens, River front development, Landscaping, Recreational open space <i>etc.</i>,</p> <p>(iii) Development of pedestrian pathways, jogging track, cycle track, boat club <i>etc.</i>,</p> <p>(iv) Swimming pool, club house, recreational facilities excluding 15 m.belt along river bank, 9 m. belt along nala and subject to other provisions in these regulations.Provided that, if the owner/ developer hands over the land earmarked as geen belt to the Planning Authority for above purposes free of cost and free from encumbrances, then ESI of such land shall be permissible to be utilized on the land remaining after handing over the land under green belt.</p> |
| 16 | EP-16 | NEW | .. | .. | <p>As per the Retail Trade Policy, 2016 declared by Government, following new provision are applicable regarding Retail Entertainment Zone and these provision are proposed to be included in Development Control & Promotion Regulation, 2013.—</p> <p>Regulation for Retail Entertainment Zone</p> <p>(1) General</p> <p>In this regulation the terms and expression shall have the meaning specified in Retail Trade Policy of Maharsashtra-2016 declared by Industry, Energy and Labour Department <i>vide</i> Govt.</p> |

SCHEDULE-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----|-----|-----|-----|--|
| | | | | | <p>Resolution No. किविधो-२०१५/प्र.क्र. ११३/उद्योग-२, दिनांक १०-०२-२०१६. Notwithstanding anything contained in the existing regulation the following provisions shall be applicable for Retail Entertainment Zone. Other provisions of existing regulations, which are not specifically mentioned in this regulation, shall be applicable.</p> <p>(2) Ground Coverage</p> <p>The ground coverage upto 70% shall be allowed subject to fire safety requirements and without relaxation in front open space.</p> <p>(3) Recreation Ground</p> <p>The recreational facilities and activities on commercial basis by organized players for customers shall be allowed in Recreation Ground area. No other use shall be permissible.</p> <p>(4) Floor to Floor Heights</p> <p>The maximum floor to floor height shall be allowed upto 5.5 mtr.</p> <p>(5) Parking Norms</p> <p>The parking space in excess of required parking spaces as per provision of existing regulations shall be allowed and they shall not be counted in F.S.I.</p> <p>(6) Services</p> <p>The 15% area of basement shall be allowed for services including storage area.</p> <p>(7) Changes in the Building</p> <p>If the approval for retail and other user spaces is granted and the change of user, amalgamation or divination of user or inter-change of user is proposed without affecting the structure stability of building the same shall be allowed in such manner to avoid lengthy approval process.</p> |

SCHEDULE-B—Contd.

(1) (2) (3) (4) (5) (6)

(8) **Building Heights**

The maximum height of building subject to five safety requirements which will be permissible under Maharashtra Fire Preveation and Life Safety Measures Act, 2006, shall be allowed.

(9) **Additional FSI**

The Commissioner Chief Officer may permit the additional FSI upto 50% above basic FSI for Retail shopping Center in Retail Exertainment Zone on independent plot subject to payment of a premium of 100% of ready reckoner value of respective year.

Provided that such additional FSI shall not be permissible for joint /combined purposes.

सदरची सूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in कायदे व नियम या संकेतस्थळावर उपलब्ध केलेली आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

म. मो. पाटील,
अवर सचिव.

भाग १-अ (अ. वि. पु) म. शा. रा., अ. क्र. १८०.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400032, dated 3rd December, 2018.

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No. TPS-2518-1392-CR-118-E.P. Publish-UD-30-2018.—

Whereas, the Akot Municipal Council (Distt. Akola) (hereinafter referred to as “the said Planning Authority”) being the Planning Authority within its jurisdiction *vide* its Resolution No. 62, dated 9th June, 2014 declared its intention under section 23 read with section 38 of the Maharashtra Regional & Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to “the Said Act”) to prepare Draft Development Plan [Original Limit (Second Revision) + Extended Area (Revised)] for the area within the limits of the Akot Municipal Council (hereinafter referred to as “the said Development Plan”) and notice of such declaration was published in the Maharashtra Government Gazette, Amravati Division supplement deated the 18th September, 2014.

And whereas, the Joint Director of Town Planning, Amravati Division, Amravati *vide* order No. 1299 dated 28th September, 2016 appointed the Assistant Director of Town Planning, Akola Branch, Akola (hereinafter referred to as “said Officer”) Under Section 21(4)(C) of the said Act, to complete the legal procedure required under said Act, and to prepare the Draft Development Plan and publish it under sub-section (1) of Section 26 of the said Act, as the Planning Authority failed to carry out survey of the entire land within its jurisdiction as required under section 25 of the said Act, within stipulated time limit.

And whereas, the said Officer after carry out survey of the entire land within the jurisdiction of the said Planning Authority as required under Section 25 of the Said Act, published a notice in *Official Gazette*, dated the 22 to 28th December, 2016 on page Nos. 5 to 7 for inviting objections or suggestions to the Draft Development Plan of Akot, prapared by it under sub-section (1) of Section 26 of the said Act, ;

And whereas, after considering the suggestions and objections received on the said Development Plan, few member of the Planning Committee, set up under section 28(2) of the said Act has submitted its report to the said Officer on dated 06-04-2017;

And whereas, “the said officer” published the said Development Plan so modified for information of the public under sub-section (4) of Section 28 of the said Act by a notice published in the Maharashtra Government Gazette, Pune Division supplement, dated 21 to 27 July 2016 on page Nos. 1 to 5;

And whereas, in accordance with the provisions of sub-section (1) of section 30 of the said Act, the said Officer has submitted the said Development Plan to the Government of Maharashtra for sanction *Vide* its Marathi letter No. 1194, dated the 31st October, 2017;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has sanctioned a part of the said Development Plan with modifications as specified in SCHEDULE-A *vide* notification No. TPS-2518-1392-CR-118-2018-UD-30, dated 3rd December 2018 excluding proposals involving substantial modifications as specified in SCHEDULE-B, appended herewith;

And whereas, the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned plan and are shown on the plan verged in Pink colour and marked as excluded part *i.e.* as EP-1, EP-2,etc.

Now, therefore, in exercise of the powers conferred under Section 31(1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

(a) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial modifications as specified in the Schedule-B appended hereto, within a period of 30 days from the date of publication of this notice in the *Official Gazette*.

(b) Appoints the Joint Director of Town Planning, Amravati Division, Amravati as the “Officer” under Section 31(2) of the said Act, to hear all suggestions and objections as stated in (a) above and to submits his report thereupon to the Government for further necessary action.

(2) Only the suggestions or objections regarding substantial modifications mentioned in Schedule-B, that may be received by the Joint Director of Town Planning, Amravati Division, Amravati having his office at Nilgiri, Dr. Agrawal Building, Vijay Colony, Congress Nagar Road, Amravati-444 606, within the stipulated period of 30 days from the date of publication of this notice in the *Official Gazette* shall be considered.

(3) Copy of the said notice along with Schedule-B and the plan showing the proposed substantial modifications shall be made available for inspection to general public at the following offices during office hours on all working days.

(1) Joint Director of Town Planning, Amravati Division, Amravati.

(2) Assistant Director of Town Planning, Akola Branch, Akola.

(3) Chief Officer, Akot Municipal Council, Distt. Akola.

SCHEDULE-B

Substantial Modifications Republished By The Government In The Respect Of Development Plan, Akot [Original Limit (Second Revision)+Extended Area (Revised)] Dist. Akola.

| Sr. No. | Excluded Part | Site No./ Location | Proposal as per Development Plan published u/s 26 of the M. R. & T. P. Act 1966 | Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M. R. & T. P. Act, 1966 | Proposal as approved by the Government u/s 31(1) of the M.R. & T.P. Act, 1966 |
|---------|---------------|--|---|---|--|
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | EP-1 | Site No. 59-Primary School & Play Ground S. No. 653, 655 Mouje Akot. | Site No. 59-Primary School & Play Ground | Site No. 59-Primary School & Play Ground | The land bearing S. No. 653 (pt.) is proposed to be deleted from Site No. 59-Primary School & Play Ground and included in Residential Zone as shown on plan. |

SCHEDULE-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|---------------------|--|---|---|---|
| 2 | EP-2 | Site No. 60-High School & Play Ground S. No.27, 652, 655 Mouje Akot. | Site No. 60-High School & Play Ground | Site No. 60-High School & Play Ground | The land bearing S. No. 652 (pt.) is proposed to be deleted from Site No. 60-High School & Play Ground and included in Residential Zone as shown on plan. |
| 3 | EP-3 (M-6 & M-7) | Site No. 13-Primary School & Play Ground Site No. 14-Play Ground S. No. 23/2, 23/4, 70/1A, mouje Akot. | Site No. 13-Primary School & Play Ground Site No. 14-Play Ground | Site No. 13-Primary School & Play Ground and Site No. 14-Play Ground are proposed to be deleted and the land so released is proposed to be included in Residential Zone as shown on plan. | Site No. 13-Primary School & Play Ground and Site No. 14-Play Ground are proposed to be delete partly and the land to released is proposed to be included in Residential Zone as shown on plan. Remaining land under Site No. 13 Primary School & Play Ground and Site No. 14-Play Ground are Re-arranged and Re-designated as Site Np. 13-Primary School & Play Ground as shown on plan. |
| 4 | EP-4 | Retail Entertainment Zone S. No. 31, 32, 143, 160, 161, Mouje Khanapur. | Retail Entertainment Zone | Retail Entertainment Zone | The land bearing S. No. 143/1D is proposed to be deleted from Retail Entertainment Zone and included in Residential Zone as shown on plan. Retail Entertainment Zone is proposed to be deleted partly from S. No. 31 & 32 and the land so released are proposed to be reserved as New Site No. 73-Parking as shown on plan. |
| 5 | EP-5 | Site No. 56-Play Ground Site No. 57-Primary School & Play Ground S. No. 616, 617, 618 Mouje Akot. | Site No. 56-Play Ground Site No. 57-Primary School & Play Ground | Site No. 56-Play Ground Site No. 57-Primary School & Play Ground | The land bearing S. No. 618/4 is proposed to be deleted from Site No. 56-Play Ground & Site No. 57-Primary School & Play Ground and included in Residential Zone as shown on plan. Remaining land under Site No. 56-Play Ground and Site No. 57-Primary School & Play Ground are Re-arranged as shown on plan and Site No. 56-Play Ground is Re-designated as Site No. 56-Children Play Ground as shown on plan. |
| 6 | EP-6 | Site No. 24-Garden S. No. 129 Mouje Akot. | Site No. 24-Garden | Site No. 24-Garden | The land bearing S. No. 129/1 is proposed to be deleted from Site No. 24-Garden and included in Residential Zone as shown on plan. |

SCHEDULE-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----------------|---|------------------------|--|---|
| 7 | EP-7 | Residential Zone S. No. 26 Mouje Akot. | Residential Zone | Residential Zone | A new Reservation of Play Ground as Site No. 74 is proposed on land bearing S. No. 26 (pt.) as shown on plan. |
| 8 | EP-8 | Residential Zone S. No. 37 Mouje Kemlapur | Residential Zone | Residential Zone | A new Reservation of High School & Play Ground as Site No. 75 is proposed on land bearing S. No. 37 (pt.) as shown on plan. |
| 9 | EP-9 | Residential Zone S. No. 145 Mouje Kemlapur | Residential Zone | Residential Zone | The land bearing S. No. 145 (pt.) is proposed to be deleted from Residential Zone and included in Retail Entertainment Zone as shown on plan. |
| 10 | EP-10 | Residential Zone S. No. 627 Mouje Akot. | Residential Zone | Residential Zone | A new Reservation of Parking as Site No. 76 is proposed on land bearing S. No. 627 (pt.) as shown on plan. |
| 11 | EP-11 | Residential Zone S. No. 34 & 604 Mouje Akot | Residential Zone | Residential Zone | A new Reservation of Sports Complex as Site No. 77 is proposed on land bearing S. No. 34 (pt.) & 604 (pt.) as shown on plan. |
| 12 | EP-12 | Residential Zone S. Nos. 213, 215, 219, 221, 223, 225, 266, 267, 342, 343, 344, 346 & 347 Mouje Akot. | Residential Zone | Residential Zone | The land bearing S. Nos. 213, 215, 219, 221, 223, 225, 266, 267, 342, 343, 344, 346 & 347 are proposed to be deleted from Residential Zone and included in Agricultural Zone as shown on plan. |
| 13 | EP-13 (M-10) | Site No. 43A- MHADA S. Nos. 342, 343, 344 Mouje Akot. | Site No. 43A- MHADA | Site No. 43A-MHADA is to be deleted partly from S. Nos. 342, 343, 344 and the land so released is to be included in Residential Zone as shown on plan. | The land bearing S. Nos. 342, 343 & 344 is proposed to be deleted from Site No. 43A-MHADA and included in Residential Zone shown on plan. |
| as | | | | | |
| 14 | EP-14 | New | . . | . . | In Development Control and Promotion Regulation 2013, Regulation No. 11.3 Construction within blue and red flood line is proposed to be included as follows.— Construction within blue and red flood line (Prohibitive line & Restrictive line). |

SCHEDULE-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----|-----|-----|-----|---|
| | | | | | <p>(i) Area between the river Nalla bank and blue flood (Prohibitive line) line (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market with otta type construction, garden, open space, cremation and burial ground, public toilet or like uses, provided the land is feasible for such development. Provided further that redevelopment of the existing authorized properties within river bank and blue flood line, may be permitted at a height of 0.45 m. above red flood line level subject to N.O.C. from Irrigation Department.</p> <p>(ii) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above the red flood (Restrictive line) line level.</p> <p>(iii) If the area between the river /Nalla bank and blue flood line or red flood line forms the part of the entire plot in developable zone <i>i.e.</i> residential, commercial, public-semi-public, industrial, then, FSI of this part of land may be allowed to be utilized on remaining land.</p> <p>(iv) The blue and red flood line shown on the development plan shall stand modified as and when it is modified by the Irrigation Department for a stretch of water course. In such case it will be necessary to issue order to that effect by the Chief Officer in consultation with Irrigation Department.</p> |

SCHEDULE-B-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-------|-----|-----|-----|---|
| 15 | EP-15 | NEW | .. | .. | <p>In Development Control and Promotion Regulations, 2013 Regulation No. 22.5 A-GREEN BELT is proposed to be included in Regulation No. 22.5 for land use Classification as follows.—</p> <p>22.5. A GREEN BELT:—</p> <p>Following uses shall be permissible.</p> <p>(i) Agriculture,</p> <p>(ii) Tree Plntation, Gardens, River front development, Landscaping, Recreational open space <i>etc.</i>,</p> <p>(iii) Development of pedestrian pathways, jogging track, cycle track, boat club <i>etc.</i>,</p> <p>(iv) Swimming pool, club house, recreational facilities excluding 15 m.belt along river bank, 9 m. belt along nala and subject to other provisions in these regu-lations.</p> <p>Provided that, if the owner/ developer hands over the land earmarked as geen belt to the Planning Authority for above purposes free of cost and free from encumbrances, then ESI of such land shall be permissible to be utilized on the land remaining after handing over the land under green belt.</p> |
| 16 | EP-16 | NEW | .. | .. | <p>As per the Retail Trade Policy, 2016 declared by Government, following new provision are applicable regarding Retail Entertainment Zone and these provision are proposed to be included in Development Control & Promotion Regulation, 2013.—</p> <p>Regulation for Retail Entertainment Zone</p> <p>(1) General</p> <p>In this regulation the terms and expression shall have the meaning specified in Retail Trade Policy of Maharsashtra-2016 declared by Industry, Energy and Labour Department <i>vide</i> Govt.</p> |

SCHEDULE-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----|-----|-----|-----|--|
| | | | | | <p>Resolution No. किविधो-२०१५/प्र.क्र. ११३/उद्योग-२, दिनांक १०-०२-२०१६. Notwithstanding anything contained in the existing regulation the following provisions shall be applicable for Retail Entertainment Zone. Other provisions of existing regulations, which are not specifically mentioned in this regulation, shall be applicable.</p> <p>(2) Ground Coverage</p> <p>The ground coverage upto 70% shall be allowed subject to fire safety requirements and without relaxation in front open space.</p> <p>(3) Recreation Ground</p> <p>The recreational facilities and activities on commercial basis by organized players for customers shall be allowed in Recreation Ground area. No other use shall be permissible.</p> <p>(4) Floor to Floor Heights</p> <p>The maximum floor to floor height shall be allowed upto 5.5 mtr.</p> <p>(5) Parking Norms</p> <p>The parking spaces in excess of required parking spaces as per provision of existing regulations shall be allowed and they shall not be counted in F.S.I.</p> <p>(6) Services</p> <p>The 15% area of basement shall be allowed for services including storage area.</p> <p>(7) Changes in the Building</p> <p>If the approval for retail and other user spaces is granted and the change of user, amalgamation or divination of user or interchange of user is proposed without affecting the structure stability of building the same shall be allowed in such manner to avoid lengthy approval process.</p> |

SCHEDULE-B—Contd.

| (1) | (2) | (3) | (4) | (5) | (6) |
|-----|-----|-----|-----|-----|---|
| | | | | | <p>(8) Building Heights The maximum height of building subject to five safety requirements which will be permissible under Maharashtra Fire Preveation and Life Safety Measures Act, 2006, shall be allowed.</p> <p>(9) Additional FSI The Commissioner/Chief Officer may permit the additional FSI upto 50% above basic FSI for Retail shopping Center in Retail Extertainment Zone on independent plot subject to payment of a premium of 100% of ready reckoner value of respective year. Provided that such additional FSI shall not be permissible for joint /combined purposes.</p> |

This notice shall also be made available on the Government website www.maharashtra.gov.in/Act & Rules.

By order and in the name of the Governor of Maharashtra.

M. M. PATIL,
Under Secretary.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १८१.

आयुक्त, महानगरपालिका, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या कलम २६(१) अन्वये—

क्रमांक अमपा-आयुक्त-वियोअम-ससंनर-२८१९-२०१८.—

ज्याअर्थी, अमरावती महानगरपालिकेच्या सर्व साधारण सभा ठराव क्र. १०८ए, दिनांक २०-१०-२०१६ अन्वये दिलेल्या मंजूरी नुसार महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” असे संबोधला) चे कलम २३(१) अन्वये, अमरावती महानगरपालिका क्षेत्रासाठी सुधारित विकास योजना तयार करण्याच्या उद्देशाची घोषणा दैनिक वृत्तपत्रात दि. २४-११-२०१६ (लोकमत मराठी) व दिनांक २६-११-२०१६ (टाईम्स ऑफ इंडिया) रोजी व महाराष्ट्र शासन राजपत्र भाग-१अ, अमरावती विभागीय पुरवणी दिनांक ०१-०७ डिसेंबर २०१६ रोजी पृष्ठ क्र. ३, ४ वरील अनु. क्र. २३६, २३७ प्रसिध्द केली आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम २४ अन्वये नेमलेल्या “नगर रचना अधिकारी” यांनी उपरोक्त क्षेत्राचा विद्यमान जमीन वापर नकाशा अमरावती महानगरपालिकेला दि. १९-०४-२०१७ रोजी सादर केलेला आहे.

ज्याअर्थी, अमरावती महानगरपालिकेच्या सर्व साधारण सभेने ठराव क्र. ७९, दिनांक २०-११-२०१८ अन्वये अमरावती महानगरपालिका क्षेत्राची प्रारूप विकास योजनेस, अमरावती (दु.सू) मंजूरी देऊन, त्यास महाराष्ट्र शासन राजपत्रात व दोन स्थानिक वृत्तपत्रात उक्त अधिनियमाच्या कलम २६ अन्वये प्रसिध्दी देणे बाबत निर्णय घेतलेला आहे.

त्याअर्थी, आता, उक्त प्रारूप विकास योजनेस, अमरावती (दु.सू) त्याच्या अहवालासह जनतेच्या अवलोकनार्थ तसेच सूचना/हरकती मागविणे करीता कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात ठेवण्यात आलेला आहे.—

(१) आयुक्त, अमरावती महानगरपालिका, अमरावती, राजकमल चौक, अमरावती.

(२) उपसंचालक, नगर रचना, विकास योजना, विशेष घटक, अमरावती महानगरपालिका, झोन क्र. २, कार्यालय ईमारत, राजापेट, अमरावती.

सूचना/हरकती आयुक्त, महानगरपालिका, अमरावती यांना उद्देशून वर नमूद केलेल्या कार्यालयात कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत प्राप्त होणे आवश्यक आहे.

हरकती/सूचना मागविण्यासाठी महाराष्ट्र शासन राजपत्रातील प्रसिध्दीकरणाच्या दिनांकापासून ३० (तीस) दिवसांच्या कालावधीत जनतेकडून आलेल्या हरकती/सूचना स्वीकारण्यात येतील. उक्त अधिनियमाचे कलम ३०(१) अन्वये अंतिम मंजूरीसाठी सादर करण्यापूर्वी नियोजन प्राधिकरण सदर सूचना/हरकतीवर आवश्यक ती विचार करील.

टीप :- प्रसिध्द झालेल्या विकास योजनेचा भाग नकाशा, तक्ते व अहवालाची प्रत योग्य शुल्क भरून मिळू शकेल. सदरहू प्रारूप विकास योजना (दुसरी सुधारित) अमरावती महानगरपालिकेच्या संकेतस्थळ www.amtcorp.org वर उपलब्ध राहील.

संजय निपाणे,

आयुक्त,

अमरावती महानगरपालिका, अमरावती.

अमरावती.

दिनांक २७ नोव्हेंबर २०१८.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १८२.

BY COMMISSIONER, MUNICIPAL CORPORATION

Notice u/s 26(1) of the Maharashtra Regional and Town Planning Act, 1966-

No. Amc-Comm.-D.P. Amt.ADTP-2819-2018.—

Whereas in consonance with the Resolution Number 108, dated 20-10-2016 passed by the Amravati Municipal Corporation, Amravati General Body, has declared its intention to prepare the revise Development Plan for Amravati Municipal Corporation jurisdiction in daily Newspaper on 24-11-2016 (Lokmat Marathi) and 26-11-2016 (Times of India) and Maharashtra Government Gazette part IA, Amravati Divisional Supplement Dated on 01-07-December 2016, Serial Number 236, 237 on page numbers 3,4 and in pursuance of Sub Section (1) of the Section 23 read with Section 38 of the Maharashtra Regional And Town Planning Act, 1966 (hereinafter referred to as “the said Act”);

And whereas, the “Town Planning Officer” appointed under Section 24 of the said Act, prepared and submitted the Existing Land use map of Amravati Municipal Corporation Jurisdiction on dated 19-04-2017;

And whereas, the Amravati Municipal Corporation General Body *vide* resolution No. 79, dated 20-11-2018 has approved the Draft Development Plan, Amravati (IInd-R) publication under Section 26 of the said Act and decided to publish by the way of notice in the *Official Gazette* and in two local newspaper.

Therefore, a copy of the said Draft Development Plan Amravati (IInd-R) together with the report thereof are kept open for inspection for the public during office hours on all working days at the office of—

(1) Commissioner, Municipal Corporation, Amravati at Rajkamal Square, Amravati.

(2) Deputy Director of Town Planning, Development Plan, Special Unit, Amravati Municipal Corporation, Zone No. 2, Office Building, Rajapeth, Amravati.

The objection/suggestions addressed to the Municipal Commissioner shall reach to the above said offices during office hours on all working days.

The suggestions/objections received within 30 (Thirty) days from the date of publication of this notification in the Maharashtra Government *Gazette*, shall be accepted and considered by the Planning Authority before submitting the said plan to Government for final sanction under Section 30(1) of the said Act.

Note :- The Draft Development Plan, Amravati (IInd-R) along with its Report and Charts are available for sale at Amravati Municipal Corporation, Amravati, Rajkamal Square, Amravati.

This notification is also published on Amravati Municipal Corporation official website www.amtcorp.org.

SANJAY NIPANE,

Commissioner,

Amravati Municipal Corporation,
Amravati.

Amravati :

Dated the 27th November 2018.

पुढील अधिसूचना असाधारण राजपत्र म्हणून त्यांच्यापुढे दर्शविलेल्या दिनांकांना प्रसिध्द झालेल्या आहेत.

२३

बुधवार, नोव्हेंबर २८, २०१८/अग्रहायण ७, शके १९४०

भाग १-अ(असा.) (अ. वि. पु.) म. शा. रा., अ. क्र. १०३

अध्यक्षा, प्रादेशिक नियोजन मंडळ तथा जिल्हाधिकारी, यांजकडून

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १६.

आदेश

क्रमांक प्रानिमं-कलम १६-नकाशे प्रसिध्दी-९६-२०१८.—

प्रादेशिक योजना बुलडाणा अंतर्गत बुलडाणा प्रदेशातील विकास केंद्र व झालर क्षेत्रात समाविष्ट गावांचे प्रस्तावित जमीन वापर नकाशे (Proposed Land Use Plan) तयार करण्यात आले असून सदर नकाशे दिनांक ३१-३-२०१८ रोजी शासनाच्या राजपत्रात आणि “दैनिक मातृभूमी” व “दैनिक देशोन्नती” या वर्तमान पत्रात दिनांक ७-४-२०१८ रोजी प्रसिध्द करण्यात आले आहेत. त्यावर प्राप्त जनतेच्या हरकती/सूचनांवर दिनांक ३-९-२०१८ ते ५-९-२०१८ रोजी सुनावणी घेण्यात आली आहे. मा. जिल्हाधिकारी, बुलडाणा यांनी दिनांक १४-११-२०१८ च्या पत्रान्वये दिलेल्या निर्देशानुसार विकास केंद्र व झालर क्षेत्राचे प्रस्तावित जमीन वापर नकाशे पुनःश्च प्रसिध्द करण्यात येत आहेत. यापूर्वी ज्या नागरिकांनी प्रसिध्द नकाशावर आपल्या हरकती/सूचना दाखल केल्या आहेत व ज्यांच्या हरकती/सूचनांवर सुनावणी घेण्यात आली आहेत, अशा नागरिकांनी नव्याने सूचना/हरकती दाखल करण्याची आवश्यकता नाही. ज्यांना यापूर्वी हरकत/सूचना घेण्यास संधी मिळाली नाही त्यांना ही संधी देण्यात येत आहे.

वरीलप्रमाणे प्रस्तावित जमीन वापर नकाशे खालील कार्यालयात जनतेसाठी कार्यालयीन वेळेत व कामाच्या दिवशी अवलोकनार्थ उपलब्ध राहतील. तसेच नगर रचनाकार, बुलडाणा यांचे कार्यालयात प्रस्तावित जमीन वापर नकाशांची प्रत/भाग नकाशा आवश्यक शुल्काचा भरणा करून नागरिकांना उपलब्ध करून घेता येईल.

(१) मा. जिल्हाधिकारी, बुलडाणा यांचे कार्यालयात.

(२) मा. मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, बुलडाणा यांचे कार्यालयात.

(३) प्रादेशिक नियोजन मंडळ, बुलडाणा द्वारा नगर रचनाकार, बुलडाणा यांचे कार्यालय, प्रशासकीय इमारत बस स्टँड समोर, बुलडाणा, खोली क्र. ७, पहिला माळा, बुलडाणा ४४३००१.

विकास केंद्रात समाविष्ट गावे.— (१) मौ. धाड, ता. बुलडाणा (२) मौ. देऊळघाट, ता. बुलडाणा (३) मौ. पिंपळगाव राजा, ता. खामगाव (४) मौ. सोनाळा, ता. संग्रामपुर (५) मौ. पिंपळगाव काळे, ता. जळगांव, जामोद (६) मौ. वडनेर, ता. नांदुरा (७) मौ. धामणगांव बढे, ता. मोताळा (८) मौ. अमडापुर, ता. चिखली (९) मौ. देऊळगांव मही, ता. देऊळगांव राजा (१०) मौ. डोणगांव, ता. मेहकर, (११) मौ. साखरखेडा, ता. सिंदखेडराजा.

झालर क्षेत्रात/परिसर क्षेत्रात समाविष्ट गावे.— (१) बुलडाणा परिसर :— मौ. सागवन, मौ. सुंदरखेड, मौ. येळगांव, मौ. माळविहीर, मौ. जांभरुण, ता. बुलडाणा (२) खामगाव परिसर :— मौ. खामगांव ग्रामीण, मौ. घाटपुरी, मौ. सुटाळा बु., मौ. सुटाळा खु., मौ. वाडी, मौ. सजनपुरी, मौ. सारोळा, मौ. जनुना, ता. खामगांव, मौ. शेलगांव उजाड, ता. शेगांव (३) मलकापुर परिसर :— मौ. मलकापुर ग्रामीण, मौ. गाडेगांव, मौ. वाकोडी, मौ. रास्तापुर, ता. मलकापुर (४) मोताळा परिसर :— मौ. बोराखेडी, मौ. सांगळद, ता. मोताळा (५) देऊळगांवराजा परिसर :— मौ. पिंपळनेर, मौ. आंभोरा, मौ. कुंभारी, ता. देऊळगाव राजा (६) संग्रामपुर परिसर :— मौ. तामगांव, ता. संग्रामपुर (७) मेहकर परिसर :— मौ. मेहकर ग्रामीण, मौ. फैजलपुर, मौ. काबरा, ता. मेहकर (८) चिखली परिसर :— मौ. चिखली ग्रामीण, मौ. शेलुद, ता. चिखली.

वरीलप्रमाणे प्रस्तावित जमीन वापर नकाशांवर ज्यांच्या हरकती/सूचना असतील त्यांनी ही नोटीस महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्यापासून १५ दिवसांच्या आत लेखी स्वरूपात उपरोक्त कार्यालयात दाखल कराव्यात. सदर हरकती/सूचनांवर प्रादेशिक नियोजन समिती सुनावणी घेईल. त्यावरील अहवाल प्रादेशिक नियोजन मंडळ, बुलडाणा मार्फत मा. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेकडे सादर करण्यात येईल.

बुलडाणा :
दिनांक २७ नोव्हेंबर, २०१८.

डॉ. निरुपमा डांगे,
अध्यक्षा, प्रादेशिक नियोजन मंडळ, बुलडाणा तथा
जिल्हाधिकारी, बुलडाणा.

भाग १-अ (असा.) (अ. वि. पु.) म. शा. रा., अ. क्र. १०४.

BY CHAIRMAN, REGIONAL PLANNING BOARD & COLLECTOR

UNDER THE PROVISIONS OF SECTION 16 OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

ORDER

No. RP-Sec. 16 Plan Publication-96-2018.—

The Proposed Land Use Plans (PLU) for the villages included in the Urban growth centres and fringe areas within the Buldana Region have been published in Government *Gazette* on 31-3-2018 and in daily newspapers 'Matrubhoomi' & 'Deshonnati' on 7-4-2018. Hearing on the received objections/suggestions related to the said plans was given on date 3-9-2018, 4-9-2018 & 5-9-2018. As instructed by Hon. Collector, Buldana *vide* letter dated 14-11-2018, the said proposed land use plans (PLU) are being published afresh. Those who have submitted their objections/suggestions earlier need not submit again. This second opportunity to submit objections/suggestions is being afforded to those who could not avail it before.

The Proposed Land Use Plans are available for inspection to public at the following offices during office hours on working days.

- (1) Collector Office, Buldana.
- (2) Chief Executive Officer, Zilla Parishad, Buldana.
- (3) Office of the Buldana Regional Planning Board C/o Town Planner, Buldana Office, Administrative Building, Buldana.

Objections/suggestions related to the said plans may be submitted in writing to any of the aforesaid offices within 15 days from the date of publication of this notice in Govt. of Maharashtra *Gazette*.

Villages included in Growth Centres.— (1) Dhad, Tq. Buldana, (2) Deulghat, Tq. Buldana, (3) Pimpalgaon Raja, Tq. Khamgaon, (4) Sonala, Tq. Sangrampur, (5) Pimpalgaon Kale, Tq. Jalgaon Jamod, (6) Wadner, Tq. Nandura, (7) Dhamangaon Badhe, Tq. Motala, (8) Amadapur, Tq. Chikhali, (9) Deugaon Mahi, Tq. Deulgaon Raja, (10) Dongaon, Tq. Mehkar, (11) Sakharherda, Tq. Sindhkhed Raja.

Villages included in fringe areas.— (1) Buldana fringe area :— Sagwan, Sunderkhed, Yelgaon, Malvihi, Jambhurun, Tq. Buldana (2) Khamgaon fringe area :— Khamgaon Gramin, Ghatpuri, Sutala Bk., Sutala Kh. Wadi, Sajanpuri, Sarola, Januna, Tq. Khamgaon & Shelgaon Ujad, Tq. Shegaon (3) Malkapur fringe area :—Malkapur Gramin, Gadegaon, Wakodi, Rastapur, Tq. Malkapur (4) Motala fringe area :— Borakhedi, Sanglad, Tq. Motala (5) Deulgaon Raja fringe area :— Pimpalner, Ambhora, Kumbhari, Tq. Deulgaon Raja (6) Sangrampur fringe area :— Tamgaon, Tq. Sangrampur (7) Mehkar fringe area :— Mehkar Gramin, Faijalapur, Kabra, Tq. Mehkar (8) Chikhali fringe area :— Chikhali Gramin, Shelud, Tq. Chikhali.

Hearing on the received objections & suggestions received shall be given by the Planning Committee. The Regional Planning Board, Buldana will thereafter submit a report on the same to Hon. Director of Town Planning, Maharashtra State, Pune.

Buldana :
Dated the 27th November, 2018.

Dr. NIRUPAMA DANGE,
Chairman, Regional Planning Board, Buldana &
Collector, Buldana.